by reference to Deed of Mortgage Recorded in Baltimore County Court
will appear, Also Thirty Shares of Stock in the Baltimore Water
Company stand on the Books of the President and
Directors of the Bank of Maryland, and to be released by my Executor
hereinafter named together with Five Thousand Dollars to be paid
to me by the Executors of the late Robert Swan. To Hold to him the
said James D. Nicholson his Heirs executors administrators and
assigns forever. But in the Event of my said son James D. Nicholson
dying without Issue of his body and before he shall arrive to the age of 21
years then I give my Mills and Estate that he possibly may die seized
of unto him shall go and belong to his Brother Henry D. Nicholson his
Heirs Executors administrators and assigns forever.

Item I give and bequeath to my son Henry D. Nicholson
his Heirs Executors administrators and assigns forever my Leasehold
Estate in Baltimore Street in the City of Baltimore aforesaid, and
excluding the Ground Rent granted and conveyed to me by Thomas Murray
by Deed dated on or about the 7th day of August in the year of our
Lord 1808 and recorded among the Land Records aforesaid in Liber
W. G. No. 99 Folio 54 &c. Together with the Houses erected and standing
thereupon now in safety occupied by Nicholson and Damas or one of them
Also my Leasehold Interest in Ground Situate in Smiths Wharf in the
aforesaid City of Baltimore which was granted and conveyed by Henry
Thompson to me by Deed, date on or about the 3rd day of February in
the year of our Lord 1804 and Recorded among the aforesaid Records in
Liber W. G. No. 94 Folio 399 &c. together with the Way Ways ingress and
regress thereupon. Also the Tenant or tenants Sole Lessee Lessees
of Frame Brick Store Lots Land and running Back for depth
200 Feet to Aspen Alley being the last Settlement of the four Lots
Conveyed to me as aforesaid by Samuel D. Ronaldson as more fully
appears and also my Mother James D. Nicholsons Bond to me con-
ditioned for the payment of $850 dollars at 3 per cent Interest on or
before the 1st day of July 1844 and secured by some deed of Mortgage
as the Bond above referred to and bequeathed to my son Francis
D. Nicholson, also 30 other Shares of Stock in the Baltimore Water
Company standing in the name of the President and Directors
of the Bank of Maryland, also to be released by my Executor herein
after named together with Five other Thousand Dollars to be paid to
me by the Executors of the late Robert Swan To Hold to him the said
Henry D. Nicholson his Heirs Executors administrators and assigns
forever. But in the Event of my son Henry Gilpin without Issue
of his Body and before he shall attain the age of twenty one years
then it is my Will and desire that the Property hereby devised
to me to him shall go and belong to his Brother Francis D. Nicholson
his Heirs Executors administrators and assigns forever. My
meaning being not that the Property of the two younger sons shall
on the Event of the death of one of them before he shall arrive to manhood
Estate and without Issue of his own at the time of his death
that the Whole to enure to the Survivor his Heirs Executors administrators
and assigns forever.

Item I give and devise to my son James Gunderson Nicholson

my House in Saratoga Street Number Seven thirteen Feet three inches and
a Half back Building attached and two story Brick back Building attached
Furniture therein (save as hereinafter excepted) and belonging to the same with
a complete set of Silver Tea Service as there used by myself, also Forty
Shares of Stock in the Baltimore Water Company other than and
already devised to my son Francis Gunderson Nicholson, also
Standing in the name of the President and Directors of the Bank
of Maryland and to be in like manner released by my Executor
hereinafter named, and also my Negro Woman Rachel, now her
daughter Ellen and my Negro Man Jack Doyle now in Baltimore,
To Have and to Hold the said Henry Gunderson Nicholson his Heirs
Executors and administrators Forever. In Trust and Confidence
nevertheless and to and for the uses and to the ends intents and
purposes and subject to the provisions and declarations herein
after expressed and declared of and concerning the same that
is to say In Trust that my daughter Sarah Elizabeth Nicholson
be suffered and permitted to and during the time she shall
remain single and unmarried subject only to the restrictions herein
after mentioned in the event of her marriage the sister hereinafter
named or any other religious Institution to which property or any
part thereof hereinbefore devised or bequeathed and the entire
rents issues profits and income of the same to have receive take
and apply to her separate use and benefit and in the Event of
her marriage In Trust for the purposes use and behoof of the said
Sarah Elizabeth for her Executors administrators and assigns
forever free from any Control whatever of the said James Gunderson
Nicholson and the same and subject only to her sole power and
discretion, But Whereas my said Daughter Sarah Elizabeth
Nicholson has heretofore expressed a desire and intention to join
the Sister Hood of St Josephs at Emmitsburg. Now it is hereby
declared to be my Will and desire in case she should during her
daughter Life become a member of the Sisterhood, or any other religious institution
that then her enjoyment of the above property hereby devised in trust
for her use, and the Interests profits and income thereof shall
cease or be suspended, and that in lieu thereof my said Son
James Gunderson Nicholson pay to her annually the sum of Three hundred
so long as she shall remain attached or unless to the religious
institution of which she may become a member as aforesaid, and
in the meantime that the surplus proceeds rents issues and profits
of the same Estate be by the said James Gunderson Nicholson
invested in such productive Fund or Stock for the future use and benefit
of the said Sarah Elizabeth Nicholson of the Event aforesaid
hereafter determine to leave the Sisterhood to which she may
become united or for the Person aforesaid entitled to the same
as hereinbefore provided to be paid over and transferred.

And Lastly I declare and to be my Will and
desire in the event of the death of my said Daughter Sarah
Elizabeth Nicholson without Issue having been married, or in case she
should be united to any religious Sisterhood as aforesaid for ten
years or immediate Successors that the said Property devised